

Overlake Planned Action Update

September 20, 2023 | Prepared by BERK Consulting, Inc.

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Introduction

Redmond adopted a Planned Action Ordinance for the Overlake area in 1999 and amended ordinances between 2009 and 2018. The City is considering adopting an updated Planned Action for a revised Overlake Center boundary. The Planned Action designation allows for a streamlined environmental review process provided the development meets City policies, regulations, and Planned Action mitigation measures. This document describes the state laws and rules that guide planned actions, interviews with developers in 2021 to share lessons learned in the application of the current planned action, alternatives under review and conceptual code changes to guide a new planned action.

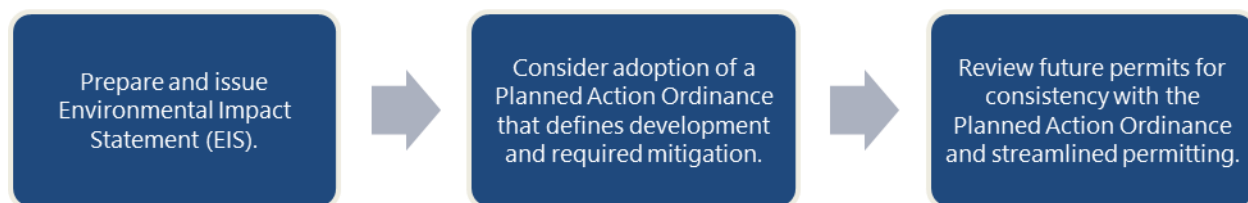
SEPA Planned Actions

The Washington State Environmental Policy Act (SEPA) provides the designation of a specific area and development types as a planned action (see RCW 43.21c.440 and WAC 197-11-164 to 172). This designation shifts the environmental review of a project from permit application to an earlier phase in the planning process. By conducting more detailed environmental review during an area-wide planning process, a more streamlined environmental review can be achieved at the project stage. Early environmental review can also provide for a more comprehensive assessment of potential impacts of future development and greater certainty for project applicants and the public regarding environmental impacts and required mitigation.

The planned action designation process is initiated when a jurisdiction prepares a planned action EIS that addresses the likely significant adverse environmental impacts of the proposal (such as a subarea plan or master planned development). After completing the EIS, the jurisdiction may adopt a planned action ordinance that designates the applicable area, qualified development, and required mitigation. Future planned action development projects would not require project-level SEPA threshold determinations if they meet or exceed proposed land use and environmental performance standards in the planned action ordinance. See RCW 43.21C.440, WAC 197-11-164 and 168 for requirements and restrictions on the designation of planned actions.

A diagram of the Planned Action process is included in Exhibit 1.

EXHIBIT 1. PLANNED ACTION PROCESS



Planned Action SEPA Review

The City of Redmond has prepared several environmental documents that support the current Overlake Planned Action. An EIS for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study was issued in 1999 and established the Overlake Planned Action area and requirements. Several subsequent related documents supplemented, amended, and extended the Planned Action. Each of these is briefly summarized below.

Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study Update Planned Action EIS

- **Issued:** Issuance May 14, 1999 (Final EIS).
- **Proposal:** Adoption of a planned action for 3.5 million sf of retail, office, research and development, manufacturing and distribution buildings accommodated by the Overlake Neighborhood Plan. Use of the EIS as the SEPA environmental review for any projects that comply as a planned action, requiring no further SEPA environmental review.
- **Elements of the Environment:** Land use, transportation, light and glare, air quality, noise, water quality (streams and Lake Sammamish), wetlands, public facilities.

Overlake Neighborhood Plan update and Implementation Project Supplemental EIS

- **Issued:** August 30, 2007 (Final SEIS).
- **Proposal:** Several related actions, including : (1) adoption of updates to the Overlake Neighborhood Plan, related portions of Redmond's Comprehensive Plan, the Redmond Community Development Guide, and other implementation documents; (2) adoption of the Overlake Master Plan and Implementation Strategy; (3) update the 1999 Overlake Planned Action and provide for phasing of commercial growth.
 - The purpose of the proposal was to refine the adopted vision for Overlake, reflect changes in the area since adoption of the plan in 1999, and promote implementation of the plan.
 - The EIS supplements the EIS prepared in 1999 for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study Update.
- **Elements of the Environment:** land use, transportation, light and glare, air quality, noise, water quality (streams and Lake Sammamish), wetlands, and public facilities.

Overlake Stormwater and Parks Facilities Implementation Plan Addendum to the Overlake Neighborhood Plan Update and Implementation Project SEIS

- **Issued:** July 6, 2010.
- **Proposal:** Adoption of the Overlake Village Stormwater and Parks Facilities Implementation Plan, including analysis and conceptual design that integrates regional stormwater treatment, infiltration and detention facilities, and park facilities into the Overlake Village neighborhood.
- **Elements of the Environment:** Environmental Checklist. A checklist addresses a number of environmental topics including: earth, air, water, plants, animals, energy and natural

resources, environmental health, noise, land and shoreline use, housing, aesthetics, light and glare, recreation, historic and cultural preservation, transportation, public services, and utilities.

Overlake SEPA Planned Action Addendum to the Overlake Neighborhood Plan Update and Implementation Project SEIS

- **Issued:** December 21, 2012.
- **Proposal:** Update the Overlake SEPA Planned Action to incorporate all relevant environmental review documents, including this addendum.
- **Elements of the Environment:** Public schools.

Overlake Master Plan Project Addendum to the Overlake Neighborhood Plan Update and Implementation Project SEIS

- **Issued:** January 16, 2018.
- **Proposal:** Mixed use master plan development on approximately 13.95 acres in the Overlake Village area including residential, hotel, retail, market technology office, restaurant, parking, and landscaped and open space. Development to occur in phases through 2030.
- **Elements of the Environment:** Comparison of impacts documented in the Overlake Neighborhood Plan Update and Implementation Project SEIS, including land use, transportation, light and glare, air quality, noise, water quality (streams and Lake Sammamish), wetlands, and public facilities.

Current Planned Action Ordinances

Redmond Zoning Code (RZC) 21.70.100 adopts WAC provisions for the planned actions and establishes that planned actions in the city are to be adopted by ordinance or resolution through a Type VI review. Type VI review is a legislative review process, with a Planning Commission public hearing and recommendation to City Council and City Council decision (RZC 21.76.050).

RZC 21.70.110 establishes criteria and procedural requirements for coverage under the Overlake SEPA Planned Action, required mitigating measures, and monitoring requirements. This section of the code incorporates findings and requirements as established in the planned action ordinances previously adopted by the City.

Ordinance No. 2025, which was adopted in 1999 and first established the Overlake Planned Action, expired in 2012 and has been superseded by other ordinances. It is included at the end of this section for informational purposes only. Ordinance No. 2493 updated planned

action information and extended the planned action designation through 2030. Ordinance No. 2685 incorporates all relevant SEPA documents, as described above, as part of the planned action regulations. Relevant ordinances are briefly summarized below.

Ordinance No. 2025 (expired)

Passed by Council 06/01/99; effective date: 06/10/99.

- **Purpose:** Amending the Municipal Code and Community Development Guide to Adopt a WA SEPA Planned Action for part of the Overlake Neighborhood; and adopting standards, requirements, and procedures for the planned action.
- **Planned Action area:** Area within the Overlake Neighborhood and zoned Overlake Business and Advanced Technology (OV), Retail Commercial (RC), or design District (DD)
- **Development Permitted:** OV zone 3,233,708 sf; RC zone 156,984 sf; DD zone 28,000 sf; not to exceed 1,336 housing units.
- **Expiration Date:** Application for coverage under Overlake SEPA planned action must be submitted by 06/01/2012.
- **Applicable Environmental Documents:** Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study Integrated GMA Document and Final EIS, May 1999.
- **Monitoring:** Annual monitoring of amount of type of development, consideration of need to update or modify at least once every five years.

Ordinance No. 2493

Passed by Council 10/20/09; effective date: 10/31/09.

- **Purpose:** Amending the Redmond Community Development Guide (RCDG) 20C.45 Overlake and RCDG 20D.130 parking standards to clarify regulations, implement adopted policy, and update the Overlake SEPA Planned Action, repeal outdated regulations.
- **Planned Action area:** Area within the Overlake Neighborhood and zoned Overlake Business and Advanced Technology (OBAT), Overlake Village Design District (OV), or Overlake Design District (ODD)
- **Development Permitted:** For nonresidential projects and the nonresidential component of mixed-use projects, the project together with projects already approved as planned actions shall not exceed 4,500,000 sf. For residential projects and the residential component of mixed-use projects, the project and projects already approved as planned actions shall not exceed 5,494 housing units.

- **Expiration:** Application for coverage under Overlake SEPA planned action must be submitted by 06/01/2030.
- **Applicable Environmental Document:** Overlake Neighborhood Plan Update and Implementation Project FSEIS
- **Monitoring:** Annual monitoring of amount of type of development, consideration of need to update or modify at least once every five years.

Ordinance No. 2685

Passed by Council 03/19/2013; Effective Date: 03/30/2013.

- Purpose: Amending portions of Redmond Zoning Code (RZC) 21.80.110, Overlake SEPA Planned Action to incorporate all relevant documents.
- Planned Action area: Consistent with Ordinance No. 2493
- Development Permitted: Consistent with Ordinance No. 2493
- Expiration: Consistent with Ordinance No. 2493
- Applicable Environmental Documents:
 - Integrated SEPA/GMA documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake Transportation Study, 1999
 - Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, 2007.
 - Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, 2010.
 - Addendum to the FSEIS listed above for the Group Health Overlake Master Planned Development and Development Agreement, 2011.
 - Addendum to the FSEIS listed above for the Overlake SEPA Planned Action Update, 2012.
- **Monitoring:** Consistent with Ordinance No. 2493.

Planned Action Interviews (April 2021)

The City of Redmond is planning to update the Overlake Planned Action designation. The update process may consider boundaries, changes in zoning, and updated development standards. To help inform this process, the City wished to invite developer feedback and lessons learned from experiences in the current planned action area. Accordingly, interviews

with developers in the Overlake Planned Action area was included as a task in the Redmond 2050 Comprehensive Plan Update SEPA project.

To prepare for the interviews, the consultant developed a series of interview questions that were reviewed and approved by City of Redmond staff. City staff provided eight contacts representing five developments that have completed or were currently undergoing the planned action review process.

The consultant reached out to all eight contacts. A total of four interviews were conducted representing the Microsoft Redmond Campus, Esterra Park, Avalon Redmond Campus, and Modera Overlake projects. The remaining four contacts did not respond to two email message requests or had an email address that no longer existed.

All interviews took place during the first few weeks of April 2021 and were conducted via telephone or Microsoft Teams conferencing.

A summary of responses to interview questions is provided below. In some cases, extracts of specific comments are included to help illustrate individual observations and perspectives.

Did the planned action designation serve as an incentive for developing in Overlake?

Three of the respondents said that the planned action was not an incentive because they were not aware of the designation. Once they learned about the planned action designation, most felt that it had a positive impact on the review process and would be an incentive for the future. Comments included:

- I did not initially know about the planned action when I started working on this project. I quickly realized that without that level of certainty, the project fundamentally would not have been able to occur.
- We were already developing in Overlake anyway and would have continued to develop in Overlake without the planned action. However, the pace of development was such that operating under planned action was far more advantageous for both the city and the developer. The individual project level review was super complicated process and very difficult to manage. The planned action has provided predictability for both parties.

In your experience, did the planned action designation provide greater certainty and a more efficient review process?

Three interviewees reported that the planned action provided greater certainty and efficiency in the review process. One stated that it probably did not increase certainty or efficiency due to evolving or changed requirements that happened at various points in the review process.

What was your overall level of satisfaction with the planned action process?

Three interviewees reported overall satisfaction or high satisfaction. Comments stated that the designation has been helpful both in terms of process and predictability. One individual

noted that they didn't really think about it, just remember reading that the application got to bypass SEPA.

What aspects of the planned action process worked well for you? What was challenging?

For the most part, responses identified challenges, although noting an overall level of satisfaction with the planned action process. Comments included:

- Generally, addressing infrastructure needs is challenging. Some major infrastructure investments were unexpected, cost sharing was challenging, and information was sometimes provided very late in the process.
- Having the planned action integrated into the development agreement has been very helpful. Assumptions are well articulated into the development agreement. We knew what mitigation was going to be required, but also had flexibility to move mitigation around.
- City has not been very good about keeping meticulous records of approved versus completed development. Recently, staff have done a good job of updating and working in coordination with us to correct records.
- Overall, just having the SEPA overlay was important. Sorting our traffic issues under the old BROTS [Bel-Red area of Bellevue and the Overlake area of Redmond called BROTS] agreements was pretty tricky.
- No suggestions for the planned action. With respect to the overall development process, the area of most uncertainty was civil improvements. Sometimes the City didn't seem to know if certain requirements could be imposed on a single project or not. Standards are very code related but City staff seemed to be trying to address issues outside the existing code and in long range planning or other areas.

Do you have any suggestions for improvements to the process?

Suggestions included the following:

- Closer accounting of developments under the planned action—what has been approved and what has been constructed.
- Greater clarity around what happens under the planned action if approved development doesn't happen or happens differently than originally expected.
- Be more proactive in sharing information about the planned action designation. Most developers are not aware or don't understand the benefits of the planned action designation. It is a good thing for Redmond and should be better shared with the real estate community.

- Public works staff in the City of Redmond should have a clearer understanding of City requirements versus policy guidance.

Do you plan on future development in the Overlake Planned Action area?

Three of the four interviewees have active plans for future development in the Planned Action area. The fourth does not but is interested in looking for future opportunities.

Have you participated in planned action projects in other jurisdictions? [If yes], are there any examples of good practices that you recommend from that experience?

Respondents have not worked on planned action projects in other jurisdictions.

Do you have any other thoughts that you would like to add?

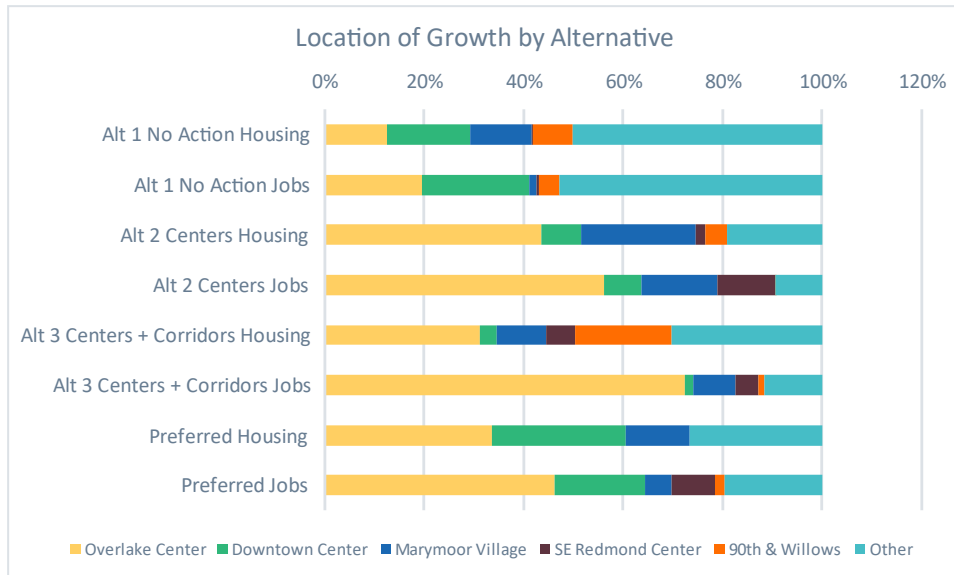
There were a number of general additional comments:

- City is right to look at Overlake as a focus area for increased density.
- Development review is a messy difficult business. A lot boils down to good leadership and having enough staff and well informed staff. Adequate staffing to support complex projects is important.
- City should consider selling the planned action concept to the development community more strongly. Predictability for developers is a huge benefit.
- It would also help if the City staff better understood the world of development. Examples offered include contradictory/conflicting regulatory requirements, relatively high fees compared to other jurisdictions, and delays in permit review.
- The prior director held monthly meetings to coordinate status and resolve issues on large projects. That was very helpful and is no longer happening.
- City code needs to be cleaned up and streamlined.

Redmond 2050 Draft EIS

Three alternatives were reviewed in the Redmond 2050 Draft EIS issued in 2022. In Alternatives 2 and 3, Overlake took the highest share of job and housing growth. A Preferred Alternative is examined in a Supplemental Draft EIS in September 2023, and has a high share of housing and jobs in the center, like other examined alternatives. See Exhibit 2 and Exhibit 3.

EXHIBIT 2. LOCATION OF GROWTH BY ALTERNATIVE



Redmond 2050 Draft EIS, 2022 and Supplemental Draft EIS, 2023

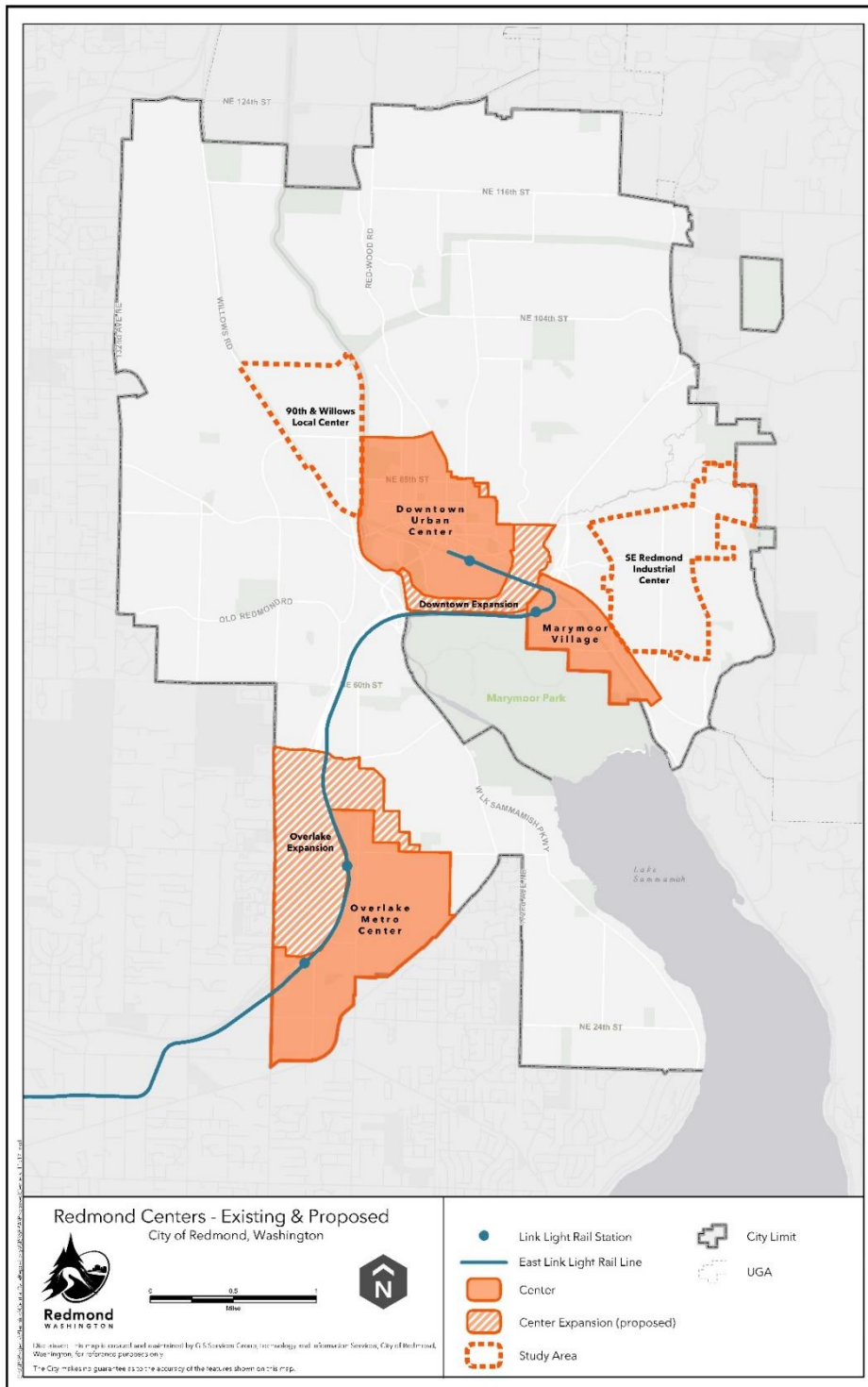
EXHIBIT 3. GROWTH BY ALTERNATIVE IN CITY AND OVERLAKE

	Alternative 1	Alternative 2	Alternative 3	Preferred Alternative
Housing Growth City	19,453	25,017	29,499	29,700
Overlake Center	2,450	10,903	9,230	10,000
Jobs Growth City	17,448	30,094	27,010	32,650
Overlake Center	3,428	16,935	19,549	15,110
Population Growth City	48,243	62,042	73,158	73,656
Overlake Center	6,076	27,039	22,890	24,800

Redmond 2050 Draft EIS, 2022 and Supplemental Draft EIS, 2023

The Overlake Metropolitan Growth Center would be expanded. The planned action area would cover the expanded center, and would be applicable to all properties within the Metro Center (the existing Overlake Planned Action is applicable to properties in Overlake Village and OBAT zones, a slightly larger area). See Exhibit 4.

EXHIBIT 4. CITY AND CENTER STUDY AREAS



Source: City of Redmond, 2022.

EIS mitigation measures will be part of a future planned action ordinance update. The mitigation measures will be tailored to the Preferred Alternative, which has more specific evaluation (e.g. utilities modeling). In addition, it is anticipated that code amendments will be more fully developed with the Preferred Alternative.

Examples of mitigation measures in the Draft EIS and Supplemental Draft EIS include:

- **Aesthetics:** Buildings 13-30 stories were evaluated for impacts to views and shading. Mitigation measures referenced Draft tower design standards for Overlake Village to reduce impacts. Revised tower design standards are addressed in the Supplemental Draft EIS. Other design standards are recommended for affordable commercial space, residential design for sociability and others.
- **Transportation:** Highlights of mitigation measures include the following:
 - Nine intersections were identified in Overlake as having potential delay impacts under Alternative 1 No Action, and delay increases at some with each studied action alternative. When this type of screening analysis identifies a potential impact, City staff review the location with a multimodal perspective and in relation to the City's holistic plans for the location. Those plans (for example, the TMP and TFP) have been developed to balance the experience and priorities for all modes.
 - Note: The TMP and TFP are still under development and potential changes to transportation in the Overlake area are not fully known.
 - From a concurrency perspective, there are approximately 9,403 new mobility units expected to be consumed by the proposed Overlake development under Alternative 1 No Action, 14,504 mobility units under Alternative 2 Centers, 17,427 mobility units under Alternative 3 Centers and Corridors, and 14,397 under the Preferred Alternative. If development applications exceed the expected number of mobility units over the planning horizon, additional environmental review may be required.
 - The City could consider modifying its traffic study guidelines to reflect the changing context of its neighborhoods. Currently, the Redmond traffic study guidelines state that mitigation may be required at intersections that operate at LOS E and F. The City could consider revising its LOS guidelines to reflect that a lower intersection LOS is acceptable in growth centers and/or along key arterials. As is currently done, for those locations where a physical improvement is not in line with City priorities, the City may require developers to implement offsite mitigation projects to improve the transportation system and provide more travel choices.
 - The City could also consider enhancing its existing TDM programs to further limit the demand for peak period roadway capacity as well as provide benefits to health and equity and reduce climate vulnerabilities.
- **Stormwater:** Example mitigation includes:
 - Infill development within the Downtown and Overlake surcharge areas shall be consistent with the parameters of the regional facility plans and specifications. Projects that differ from the parameters shall evaluate the impact on regional facilities

and may be required to mitigate those impacts or construct small on-site treatment, infiltration, and/or flow control facilities. In Overlake, sites with the potential for infiltration may be required to construct on-site facilities to preserve the capacity of the regional facilities.

- Re-evaluate existing plans plan for regional stormwater facilities or LID measures (e.g., infiltration) for the areas proposed for infill and high-density redevelopment including Overlake Center, Downtown Center, SE Redmond Center and Marymoor Village, 90th/Willows, and other areas.
- Adjust building standards to accomplish redevelopment in sync with best stormwater practices. Regulate building footprints both below and above ground to avoid conflict. Improve application of standards for redevelopment at less than 50% of assessed value.
- Fully incentivize infiltration where it is feasible particularly in zones allowing up to 100% lot coverage.
- In Overlake such as with Tosh Creek, promote detention facilities that are “regional lite” facilities as part of public/private efforts to improve adjacent creeks.
- As part of resiliency efforts, increase the size and capacity of the stormwater system considering changes in precipitation trends.
- Stormwater planning should consider the opportunity cost of acting now on larger neighborhood scale treatment sites that will be more cost effective in the future versus allowing smaller treatment sites that will cost more in the future.
- **Water and Sewer:** Example mitigation including mitigation per updated sewer modeling in a Preferred Alternative, include:
 - To support infill development and streamline the permitting process for projects that conform to the preferred alternative, the City should identify utility improvements necessary to support the additional density and add projects into capital improvement programs. The City could then identify developer and City financial responsibilities. This is anticipated to be addressed with a Preferred Alternative.
 - All wastewater basins affected by the Alternatives 2 and 3, and Preferred Alternative should be evaluated to determine the specific mitigation projects required to address future capacity issues. All future development will be required to extend improvements based on their demand consistent with the City’s wastewater plan or based on a subarea analysis if not addressed in the wastewater system plan (see Exhibit 301 in Draft EIS 2022 and Exhibit 163 in the Supplemental Draft EIS in 2023).

Development would provide submitted utility availability applications,¹ and be required to meet City codes and pay general facility charges.

- All areas proposed for higher density residential, or jobs will need to be evaluated to determine the necessary water system upgrades. All future development will be required to meet fire-flow standards (e.g., 3,500 gpm), and would be required to extend utilities consistent with adopted capital plans or demands caused by the development based on a submitted utility availability application,¹ City codes and general facility charges. This includes frontage improvements along all property lines and offsite improvements to address fair share of demand for facilities.

Planned Action Conceptual Code Changes

This Section quotes the current Overlake Planned Action code with annotations of areas of change **in red**. The **gray shading** shows the name of the planned action approved in prior years; the City may update the name.

21.70.110 Overlake SEPA Planned Action.

A. **Purpose.** The purpose of the Overlake [SEPA](#) planned action is to make efficient use of the significant investments of time and money by the public, neighborhood residents, businesses, property owners, and the [City](#) of Redmond in preparing the **Overlake Neighborhood Plan and Implementation Project**, and to make [development](#) review in the Overlake neighborhood more timely, cost-effective, and predictable.

B. **Authority.** The Washington [State Environmental Policy Act \(SEPA\)](#) provides that where an Environmental Impact Statement on a neighborhood plan has adequately addressed the significant environmental effects of a project, that Environmental Impact Statement [may](#) be used as the [SEPA](#) analysis for that project. If a project complies with the requirements of this section, the Environmental Impact Statement prepared for the **Overlake Neighborhood Plan Update and Implementation Project** [may](#) be used as the environmental review document for that project and no further environmental review is required.

¹ This process indicates that: Other conditions and/or necessary system improvements (as determined solely by City during project and/or plan review), to be completed by and at the expense of the legal owner of the property requesting service, may be required.

C. **Requirements for Coverage under the Overlake SEPA Planned Action.** To be covered by this [SEPA](#) planned action, a proposed project [shall](#) comply with all of the following requirements:

1. The project [shall](#) be located on land within the Overlake Neighborhood and zoned Overlake Business and [Advanced Technology](#) (OBAT), or Overlake Village (OV) zones.

Code Comments: Distinguish the old Planned Action Boundary in effect through 2028 based on the Development Agreement (Red West).

2. The project [shall](#) consist of [building](#)(s), and on-[site](#) and off-[site](#) improvements to support the [building](#)(s) that will be occupied by uses that are allowed by the Overlake Business and [Advanced Technology](#) (OBAT), or Overlake Village (OV) zones.
3. For nonresidential projects and the nonresidential component of [mixed-use](#) projects, the proposed project together with the projects already approved as planned actions [shall](#) not exceed 19.9 million square feet of gross floor area within the Overlake Neighborhood, for applications submitted on or after October 31, 2009.

Code Comments: Add a table of land uses in the “bank” and refer to allowed uses of zones. Distinguish in the bank of development the new development levels, including the remnant development in original Planned Action boundary (Red West).

Add another development/use category for infrastructure necessary to support examined development.

4. For residential projects and the residential component of [mixed-use](#) projects, the project and the projects already approved as planned actions [shall](#) not exceed 5,494 housing units, beginning on October 31, 2009.

Code Comments: Add a table of land uses in the “bank” and refer to allowed uses of zones. Distinguish in the bank of development the new development levels, including the remnant development in original Planned Action boundary (Red West).

Add another development/use category for infrastructure necessary to support examined development.

5. The project [shall](#) comply with the [Floor Area Ratios](#) (FARs), inclusive of allowable Transfers of [Development Rights](#) (TDRs), and density limits set by the Overlake Business and [Advanced Technology](#) (OBAT) zone or the Overlake Village (OV) zones.
6. The application for coverage under the Overlake [SEPA](#) planned action must be submitted by June 1, 2030. If the application is approved, the project must vest under the statutes and case law of the State of Washington by December 31, 2030, or the approval [shall](#) expire.

Code Comments: Consider monitoring or expiration period or both. In original planned action boundary sunset at the year of the Development Agreement. Remaining area sunset year is 2050 unless monitoring shows that anticipated conditions markedly differ.

7. The project [shall](#) not be an [essential public facility](#). [Essential public facilities shall](#) not be covered by the Overlake [SEPA](#) planned action.

Code Comments: The State law changed over time since the original PAO and now allows accessory essential public facilities, which could be a transit facility, emergency

facility, or something else as long as it isn't the primary use but rather supportive/accessory use. Determine if an accessory essential public facility fits the types of land uses anticipated in the study area or not and ad if deemed appropriate.

D. **Required Mitigating Measures.** A proposed project that is covered by the Overlake [SEPA](#) planned action [shall](#) comply with all of the following:

1. The [City](#) of Redmond [Comprehensive Plan](#) and the Overlake Neighborhood Plan.
2. All applicable [development](#) regulations.
3. If the [Technical Committee](#) determines that the traffic generated by the project will require the [construction](#) or modification of the [transportation](#) facilities of another local government, the State of Washington, or the United States, the project [shall](#) provide the mitigation to that government required by the [Technical Committee](#).

Code Comments: Make more specific with EIS analysis/Preferred Alt.

4. The proposed project [shall](#) provide all off-[site](#) and on-[site](#) public facilities that the [Technical Committee](#) determines are necessary to serve the project, including but not limited to water facilities, wastewater facilities, [stormwater facilities](#), [transportation](#) facilities, fire protection facilities, police facilities, and park and recreation facilities.

Code Comments: Make more specific with EIS analysis/Preferred Alt.

E. **Determining if a Project is Covered by the Overlake SEPA Planned Action.**

1. An [applicant](#) seeking coverage under the Overlake [SEPA](#) planned action [shall](#) complete a [SEPA](#) environmental checklist and submit the checklist to the [Administrator](#) together with any fee for a planned action coverage determination set by the [City](#) of Redmond. The [applicant shall](#) note on the checklist that he or she is requesting an Overlake planned action coverage determination. If the [Administrator](#) has prepared a [SEPA](#) environmental checklist specific to the Overlake [SEPA](#) planned action, that checklist [shall](#) be used.

Code Comments: The City can require a standard SEPA checklist or tailored one. For example, the City list performance standards as a supplemental checklist.

2. To be covered by the Overlake [SEPA](#) planned action, the project [shall](#) comply with all of the following criteria:
 - a. The project complies with all of the requirements for coverage under the Overlake [SEPA](#) planned action in subsection RZC [21.70.110.C](#) of this section, Requirements for Coverage Under the Overlake [SEPA](#) Planned Action.
 - b. The environmental documents listed below adequately addressed the project's significant adverse impacts:

Code Comments: Consider replacing or adding to the list below. Could keep originals if the City retains standards (e.g. frontage standards) from original.

- i. Integrated [SEPA/GMA](#) documents for the Overlake Neighborhood Plan and Bellevue-Redmond Overlake [Transportation](#) Study, published [May](#) 1999;
- ii. Final Supplemental Environmental Impact Statement (FSEIS) for the Overlake Neighborhood Plan Update and Implementation Project, published August 30, 2007;

- iii. Addendum to the FSEIS listed above for the Overlake Stormwater and Parks Facilities Implementation Plan, published July 6, 2010;
- iv. Addendum to the FSEIS listed above for the Group Health Overlake [Master Planned Development](#) and [Development](#) Agreement, published November 21, 2011; and
- v. Addendum to the FSEIS listed above for the Overlake [SEPA](#) Planned Action Update, published December 21, 2012
- c. The project is a subsequent or implementing project for the proposals analyzed in the environmental documents listed in subsection [E.2.b](#) above.
- d. The project is consistent with the [City](#) of Redmond [Comprehensive Plan](#) and the Overlake Neighborhood Plan, both of which have been adopted under the [Growth](#) Management Act.

Code Comments: Consider if names of plans need to be updated.

- e. The project [shall](#) implement the required mitigating measures in subsection [E.4](#) of this section, Overlake [SEPA](#) planned action.
- 3. If the [Administrator](#) determines the Overlake [SEPA](#) planned action covers the project, a project threshold determination or environmental impact statement [shall](#) not be required.
- 4. If the [Administrator](#) determines the Overlake [SEPA](#) planned action does not cover the project, a project threshold determination is required. In conducting the additional [SEPA](#) environmental review, the lead agency [may](#) use information and analysis in the environmental documents listed in subsection [E.2.b](#) above and other documents prepared as part of these planning processes.
- 5. The [Administrator](#)'s determination that a project is or is not covered by the Overlake [SEPA](#) planned action is final and [may](#) not be appealed.
- 6. If public notice is required for the project, the notice [shall](#) state the project is covered by the Overlake [SEPA](#) planned action.

Code Comments: Consider referencing agency/tribal notice RCW 43.21c.440.

Process Note: Ensure community meeting is held prior to notice of Planned Action Ordinance Public Hearing per RCW 43.21c.440.

F. Monitoring the SEPA Planned Action.

- 1. Each year, the [Administrator shall](#) monitor the amount and type of [development](#) in the Overlake Neighborhood, the amount and type of [development](#) covered under the Overlake [SEPA](#) planned action, and the [construction](#) of the [transportation](#) facilities provided for in the [Overlake Neighborhood Plan Update and Implementation Project](#). These monitoring efforts [shall](#) be integrated with the [Overlake Neighborhood Plan Update and Implementation Project](#) monitoring activities.
- 2. Based on these monitoring efforts, the [Administrator shall](#) consider whether the Overlake [SEPA](#) planned action [should](#) be updated or modified at least once every five years. This review [should](#) take place during the five-year evaluation of the Overlake Neighborhood Plan called for by the Redmond [Comprehensive Plan](#). It [may](#) also take place more frequently. If the [Administrator](#) determines an update or modification is needed,

the [Administrator shall](#) begin the process of conducting the update or modification or request funds to do so through the [City's](#) budgeting process.(Ord. 2685; Ord. 3028)

Effective on: 2/27/2021

Code Comments: Consider monitoring in accordance with the City's periodic review of every 5 years with required monitoring report in RCW 36.70A.130.